



# City of Pflugerville

## Meeting Agenda - Final

### Planning and Zoning Commission

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Monday, November 4, 2019

7:00 PM

100 E. Main St., Suite 500

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#### Regular Meeting

#### 1 Call to Order

#### 2 Citizens Communication

The Planning and Zoning Commission welcomes comment on items relevant to the Planning and Zoning not already scheduled on tonight's agenda. In accordance with the Texas Attorney Generals' opinion, any public comment that is made on an item that is not on the published agenda will only be heard by the Commission. No formal action, discussion, deliberation, or comment will be made by the Commission. Each person providing public comment will be limited to five (5) minutes and will be asked to state his or her name and address for the public record.

#### 3 Consent Agenda

All matters listed under the Consent Agenda, are considered routine by the Commission and will be enacted by one motion. These items include preliminary and final plats, where staff has found compliance with all minimum subdivision regulations. All items approved by consent are approved with any and all staff recommendations. There will not be separate discussion of these items. If any Commissioner desires to discuss an item on the Consent Agenda, it will be moved to the Regular Agenda for further consideration.

- 3A** [2019-7876](#) Statutorily denying a Preliminary Plan for Townhomes of Old Town East; a 7.87-acre tract of land out of the A. Walters Survey, Abstract No. 971; in Pflugerville, Texas. (PP1907-01)

**Attachments:** [Townhomes of Old Town East Preliminary Plan Staff Report](#)  
[Townhomes of Old Town East Preliminary Plan Comments](#)

- 3B** [2019-7921](#) Statutorily denying a Preliminary Plan for Pflugerville Apartment; a 40.360-acre tract of land out of the Thomas G. Stuart Survey, Abstract No. 689; in Pflugerville, Texas. (PP1910-03)

**Attachments:** [Pflugerville Apartment Preliminary Plan Staff Report](#)  
[Pflugerville Apartment Preliminary Plan Comments](#)

- 3C** [2019-7938](#) Statutorily denying a Preliminary Plan for Hutto 130 Subdivision; a 5.93 acre tract of land located in the N.D Walling Survey No. 233; in Williamson County, Texas. (PP1910-01)

**Attachments:** [Hutto 130 Subdivision Preliminary Plan Staff Report](#)  
[Hutto 130 Subdivision Preliminary Plan Comments](#)

- 3D** [2019-7939](#) Statutorily denying a Preliminary Plan for Star Ranch; a 14.85 acre tract of land located in the N.D. Walling Survey No. 675 and N.D. Walling Survey No. 2722; in Williamson County, Texas. (PP1910-02)  
**Attachments:** [Star Ranch Preliminary Plan Staff Report](#)  
[Star Ranch Preliminary Plan Comments](#)
- 3E** [2019-7940](#) Statutorily denying a Final Plat for Kuempel Commercial Subdivision; a 15.76-acre tract out of the Peter Conrad Survey NO. 71, Abstract NO. 200 in Pflugerville, Texas. (FP1906-05)  
**Attachments:** [Kuempel Commercial Subdivision Staff Report](#)  
[Kuempel Commercial Subdivision Final Plat Comments](#)
- 3F** [2019-7942](#) Statutorily denying a Final Plat for Lifestyle Communities Pflugerville Phase 1, a 29.577-acre tract of land out of the Tomas G. Stuart Survey, Abstract NO. 689, Pflugerville, Texas. (FP1908-03)  
**Attachments:** [Lifestyle Communities Staff Report](#)  
[LifeStyle Communities Comments](#)
- 3G** [2019-7943](#) Statutorily denying a Final Plat for Cielo South, a 21.455-acre tract of land out of the S. Darling Survey NO. 102, Abstract NO. 232, Pflugerville, Texas. (FP1909-01)  
**Attachments:** [Cielo South Final Plat Staff Report](#)  
[Cielo South Final Plat Comments](#)
- 3H** [2019-7944](#) Statutorily denying a Final Plat for Cielo North, a 13.361-acre tract of land out of the S. Darling Survey NO. 102, Abstract NO. 232, Pflugerville, Texas. (FP1906-03)  
**Attachments:** [Cielo North Final Plat Staff Report](#)  
[Cielo North Final Plat Comments](#)
- 3I** [2019-7945](#) Statutorily denying a Final Plat for Pflugerville Acres II, Phase 2 Resubdivision of Lot 48, a 5.05-acre tract of land out of the Peter Conrad Survey NO. 71, The D.B. Gracy Surey NO. 3, and the John C. Lee Survey NO. 35, Travis County, Texas. (FP1906-02)  
**Attachments:** [Pflugerville Acres II Phase 2 Resubdivision of Lot 48 Final Plat](#)  
[Pflugerville Acres II Phase 2 Lot 48 Resubdivision Final Plat Comments](#)
- 3J** [2019-7946](#) Statutorily denying a Preliminary Plan for Cielo North; a 28.316-acre tract of land out of the S. Darling Survey NO. 102; Pflugerville, Texas. (PP1906-01)  
**Attachments:** [Cielo North Preliminary Plan Staff Report](#)  
[Cielo North Preliminary Plan Comments](#)

- 3K** [2019-7950](#) Statutorily denying a Final Plat for Townhomes of Old Town East; a 7.87-acre tract of land out of the A. Walters Survey, Abstract No. 971; in Pflugerville, Texas. (FP1910-01)  
**Attachments:** [Townhomes of Old Town East Final Plat Staff Report](#)  
[Townhomes of Old Town East Final Plat Comments](#)
- 3L** [2019-7951](#) Statutorily denying a Final Plat for Carmel West Phase 3 Section 2; an approximate 105.261-acre tract of land out of the John Lisse Survey No. 18, Abstract No. 496 and Joseph Wiehl Survey No. 8, Abstract No. 802; in Pflugerville Texas. (FP1904-04)  
**Attachments:** [Carmel West Phase 3 Section 2 Final Plat Staff Report](#)  
[Carmel West Phase 3 Section 2 Final Plat Comment Letter](#)
- 3M** [2019-7952](#) Statutorily denying a Final Plat for Carmel West Phase 3 Section 3; an approximate 1.479-acre tract of land out of the John Lisse Survey No. 18, Abstract No. 496; in Pflugerville Texas. (FP1910-02)  
**Attachments:** [Carmel West Phase 3 Section 3 Final Plat Staff Report](#)  
[Carmel West Phase 3 Section 3 Final Plat Comments](#)
- 3N** [2019-7953](#) Statutorily denying a Preliminary Plan for The Ridge at Blackhawk Phase 1; an approximate 76.317-acre tract of land out of the Benjamin Allen Survey No. 73, Abstract No. 36, the Juan Zambrano Survey No. 79, Abstract No. 844, and the Daniel & Gracy Bergen Survey No. 79, Abstract No. 2599; in Travis County, Texas. (PP1809-01)  
**Attachments:** [The Ridge at Blackhawk Phase 1 Preliminary Plan Staff Report](#)  
[The Ridge at Blackhawk Phase 1 Preliminary Plan Comments](#)
- 3O** [2019-7954](#) Statutorily denying a Final Plat for Prasla Subdivision; an approximate 6.02-acre tract of land out of the Jacob Casner Survey, Abstract No. 2753; in Travis County, Texas. (PP1908-01)  
**Attachments:** [Prasla Final Plat Staff Report](#)  
[Prasla Final Plat Comments](#)

#### 4 Public Hearing

The Commission welcomes comment on the following items. Each person providing public comment will be limited to five (5) minutes and will be asked to state his or her name and address for the public record.

- [ORD-0488](#) To receive public comment and consider an application for a Specific Use Permit for a proposed expansion of a Bar/Tavern in the Downtown District on an approximate 1-acre tract located generally northeast of the N. Railroad Ave and E. Pecan St intersection; locally addressed as 200 E. Pecan St.; to be known as the Three Legged Goat Expansion Specific Use Permit. (SUP1909-01)

**Attachments:** [Three Legged Goat Expansion General Location Map](#)  
[200 E Pecan St Land Survey](#)  
[Three legged goat expansion SUP Staff Report](#)

## 5 Discuss and Consider

Items on the Consent Agenda may be pulled and moved to the regular agenda if the Commission requires discussion on an item(s).

[RES-0668](#) Discuss and consider recommending approval of the Community Development Block Grant (CDBG) Consolidated Annual Performance and Evaluation Report (CAPER) for Program Year 2018.

**Attachments:** [2018 CAPER](#)

**6 Adjourn**  
**Pat Epstein, Chairman, Planning and Zoning Commission**

**The Planning and Zoning Commission may retire to executive session any time between the meeting opening and adjournment for the purpose of consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code. Action, if any, will be taken in open session.**

**Pat Epstein, Chairman**

**This is to certify that a copy of this agenda for this meeting was posted on the bulletin board located at the City Municipal Building on or before November 1, 2019 at 5:00 p.m. pursuant to Section 551.041, Government Code.**

**Karen Thompson, City Secretary**

**The City of Pflugerville is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please contact Aileen Dryden, Americans with Disabilities Act (ADA) Coordinator, at aileend@pflugervilletx.gov or 512-990-6400 for information. Hearing-impaired or speech-disabled persons equipped with telecommunications devices for the deaf may call 7-1-1 or may utilize the statewide Relay Texas program at 1-800-735-2988.**

**By Other Elected or Appointed Officials:**

**It is anticipated that members of the City Council and/or other city board, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the City Council and/or other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the City Council and/or other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the City Council and/or boards, commissions and/or committees may participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for the City Council or board, commission or committee subject to the Texas Open Meetings Act.**